STATE ENVIRONMENTAL POLICY ACT CHECKLIST

Please respond to all questions. Use separate sheets as necessary. Department of Ecology provides a guidance on filling the SEPA checklist at DOE Environmental Checklist Guidance

A. BACKGROUND	A. B A	ACKGR	OUND
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1.	Name of proposed project, if applicable: TMC 18.52 - Tukwila Landscaping Code Revision
2.	Name of Applicant: City of Tukwila, Department of Community Development
3.	Date checklist prepared: October 20, 2016
4.	Agency requesting
	checklist: City of
	Tukwila
5.	Proposed timing or schedule (including phasing, if applicable): Review by Planning Commission, November, 2016; review and
	adoption by City Council, February/March, 2017
6.	Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Revisions are planned to the City's tree regulations in 2017, which relate to
	the City's landscaping regulations.
7.	List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. No environmental information has been prepared for this project – the
	regulations apply to proposed development or redevelopment in the
	City's commercial, industrial, multi-family and non-residential
	development in the low density residential district.
8.	Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. None

- 9. List any government approvals or permits that will be needed for your proposal. Tukwila City Council approval
- 10. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. The proposal is to repeal the current landscaping code in TMC 18.52 and replace it with new landscaping regulations. The major revisions include adding required parking lot landscaping in the Light Industrial, Heavy Industrial and Manufacturing Industrial Center Light and Heavy districts; permitting flexibility in where landscaping is located in the industrial districts, including allowing clustering of landscaping; providing guidance on the planting of trees in the street frontage, soil preparation specifications, tree standards, and procedures for landscape modifications, including clustering of landscaping, use of bioretention facilities as landscaping, modifications to existing landscaping and credit for retaining of significant trees. The new landscaping code identifies violations and establishes monetary penalties as well as the number of replacement trees required.
- 11. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, the tax lot number, and section, township, and range. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

City-wide

12. Does the proposal lie within an area designated on the City's Comprehensive Land Use Policy Plan Map as environmentally sensitive?

To the extent any project site contains identified sensitive areas, yes.

The City's Sensitive Area regulations found in TMC 18.45 or the City's shoreline regulations found in TMC 18.44 would continue to apply in addition to any landscaping requirements in TMC 18.52.

B. ENVIRONMENTAL ELEMENTS

General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other:
N/A - This is a non-project action. Possible sites to be developed or
redeveloped are located throughout the City with varying topography
and soils.
What is the steepest slope on the site (approximate percent slope)? $ \frac{N/A}{} $
What general types of soils are found on the site (for example, clay, sand, gravel,
peat, muck)? If you know the classification of agricultural soils, specify them and
note any prime farmland and whether the proposal results in removing any of these soils.
Varies
Are there surface indications or history of unstable soils in the immediate
vicinity? If so, describe.
N/A – Non-Project Action
Describe the purpose, type, and approximate quantities of any filling or
grading proposed. Indicate source of fill.
N/A – Non-Project Action
Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
N/A – Non-Project Action
About what percent of the site will be covered with impervious surfaces
after project construction (for example, asphalt or buildings)?
N/A – Non-Project Action

	if a	sposed measures to reduce or control erosion, or other impacts to the earth, any:
	N/	A – Non-Project Action
<u>Air</u>		
a.	dus pro	nat types of emissions to the air would result from the proposal (for example, et, automobile odors, industrial wood smoke) during construction and when the eject is completed? If any, generally describe and give approximate quantities in own.
	N/	A – Non-Project Action
b.		e there any off-site sources of emissions or odor that may affect your posal? If so, generally describe.
	N/	A – Non-Project Action
c.	Pro	posed measures to reduce or control emissions or other impacts to air, if any:
	<u>N</u> /	A – Non-Project Action
<u><i>Wa</i></u> a.	<u>ater</u>	A – Non-Project Action
-	<u>ater</u>	<u>face</u> : Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds,
-	<u>uter</u> Sur	<u>rface</u> : Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what
-	<u>uter</u> Sur	face: Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

3.	Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
	N/A – Non-Project Action
4.	Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.
	N/A – Non-Project Action
5.	Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
	N/A – Non-Project Action
6.	Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
	N/A – Non-Project Action
Gro	ound:
1.	Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
	N/A – Non-Project Action
2.	Describe waste materials that will be discharged into the ground from septic
	tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are
	expected to serve:

b.

	1.	Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.			
		N/A – Non-Project Action			
	2.	Could waste materials enter ground or surface waters? If so, generally describe.			
		N/A – Non-Project Action			
	3.	Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.			
		N/A – Non-Project Action			
d.	Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts if any:				
	N/	A – Non-Project Action			
ΡL	—	: N/A – Non-Project Action			
<u>г и</u> а.		eck or circle types of vegetation found on the site:			
		Deciduous tree: alder, maple, aspen, other			
		Evergreen tree: fir, cedar, pine, other			
		Shrubs			
		Grass			
		Pasture			
		Crop or grain			
		Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other			
		Water plants: water lily, eelgrass, milfoil, other			
		Other types of vegetation			
b.	Wh	nat kind and amount of vegetation will be removed or altered?			
	N/	A – Non-Project Action			
c.	 Lis	t threatened or endangered species known to be on or near the site.			

c. Water Runoff (including storm water):

	N/A – Non-Project Action			
d.	Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:			
	N/A – Non-Project Action			
e.	List all noxious weeds and invasive species known to be on or near the site.			
	N/A – Non-Project Action			
<u>An</u>	<u>imals</u>			
a.	List any birds or animals which have been observed on or near the site or are known to be on or near the site:			
	Birds: Hawk, heron, eagle, songbirds, other:			
	Mammals: Deer, bear, elk, beaver, other:			
	Fish: Bass, salmon, trout, herring, shellfish, other:			
	Other:			
b.	$N/A-Non-Project\ Action$. List any threatened or endangered species known to be on or near the site.			
	N/A – Non-Project Action			
c.	Is the site part of a migration route? If so, explain.			
	N/A – Non-Project Action			
d.	Proposed measures to preserve or enhance wildlife, if any:			
	N/A – Non-Project Action			
	List any invasive animal species known to be on or near the site:			

N/A - Non-Project Action

6.	En	nergy and Natural Resources	
	a.	What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.	
		N/A – Non-Project Action	
	b.	Would your project affect the potential use of solar energy by adjacent	
		properties? If so, generally describe.	
		N/A – Non-Project Action	
	c.	What kinds of energy conservation features are included in the plans of this	
		proposal? List other proposed measures to reduce or control energy impacts, if any:	
		N/A – Non-Project Action	
<i>7</i> .	<u>En</u>	wironmental Health	
	a.	Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.	
		N/A – Non-Project Action	
		1.Describe any known or possible contamination at the site from present or past uses.	
		N/A – Non-Project Action	
		2. Describe existing hazardous chemicals/conditions that might affect project development and des This includes underground hazardous liquid and gas transmission pipelines located within the proj area and in the vicinity.	
		N/A – Non-Project Action	

	<u>N</u> /	A – Non-Project Action
	4.	Describe special emergency services that might be required.
		N/A – Non-Project Action
	5.	Proposed measures to reduce or control environmental health hazards, if any:
		N/A – Non-Project Action
•	<u>No</u>	<u>ise</u>
	1.	What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
		N/A – Non-Project Action
	2.	What types and levels of noise would be created by or associated with the
		project on a short-term or long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
		N/A – Non-Project Action
	3.	Proposed measures to reduce or control noise impacts, if any:
		N/A – Non-Project Action
a	nd a	and Shoreline Use
		nat is the current use of the site and adjacent properties? Will the proposal ect current land uses on nearby or adjacent properties? If so, describe.

des wil hav	s the project sire been used as working farmlands or working forest lands? If so, cribe. How much agricultural or forest land of long-term commercial significance l be converted to other uses as a result of the proposal, if any? If resource lands to not been designated, how many acres in farmland or forest land tax status will converted to nonfarm or nonforest use?
N/	A – Non-Project Action
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	land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
	N/A – Non-Project Action
Des	scribe any structures on the site.
N/	A – Non-Project Action
Wil	ll any structures be demolished? If so, what?
N/	A – Non-Project Action
Wł	nat is the current zoning classification of the site?
<u>N/</u>	A – Non-Project Action
Wh	nat is the current comprehensive plan designation of the site?
N/.	A – Non-Project Action

	If applicable, what is the current shoreline master program designation of the site
	N/A – Non-Project Action
	Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
	N/A – Non-Project Action
	Approximately how many people would reside or work in the completed project?
	N/A – Non-Project Action
	Approximately how many people would the completed project displace?
	N/A – Non-Project Action
	Proposed measures to avoid or reduce displacement impacts, if any:
	N/A – Non-Project Action
	Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
	N/A – Non-Project Action
	Proposed measures to ensure the proposal is compatible with nearby
	agricultural and forest lands of long-term commercial significance, if any:
	N/A – Non-Project Action
0	using

	Approximately how many units, if any, would be eliminated? Indicate
	whether high, middle, or low-income housing.
	N/A – Non-Project Action
	Proposed measures to reduce or control housing impacts, if any: N/A – Non-Project Action
S	<u>sthetics</u>
	What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
	N/A – Non-Project Action
	What views in the immediate vicinity would be altered or obstructed?
	N/A – Non-Project Action
	N/A – Non-Project Action
g	N/A – Non-Project Action Proposed measures to reduce or control aesthetic impacts, if any:
2	N/A – Non-Project Action Proposed measures to reduce or control aesthetic impacts, if any: N/A – Non-Project Action
<u>g</u>	N/A – Non-Project Action Proposed measures to reduce or control aesthetic impacts, if any: N/A – Non-Project Action Pht and Glare What type of light or glare will the proposal produce? What time of day would it

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45 years old listed in or ar the site? If so,

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Are there any

<u>N/A</u>	A – Non-Project Action
Des	cribe the methods used to assess the potential impacts to cultural and historic
the	ources on or near the project site. Examples include consultation with tribes and department of archeology and historic preservation, archaeological surveys oric maps, GIS data, etc.
<u>N/</u>	A – Non-Project Action
dist	posed measures to avoid, minimize, or compensate for loss, changes to, and urbance to resources. Please include plans for the above and any permits that may equired.
<u>NI/</u>	A – Non-Project Action
11/1	
	ortation
<u>nspa</u> Ider	ntify public streets and highways serving the site or affected geographic area, describe proposed access to the existing street system. Show on site plans, if
Ider and any	ntify public streets and highways serving the site or affected geographic area, describe proposed access to the existing street system. Show on site plans, if
Ider and any	ntify public streets and highways serving the site or affected geographic area, describe proposed access to the existing street system. Show on site plans, if A – Non-Project Action
Ider and any	ntify public streets and highways serving the site or affected geographic area, describe proposed access to the existing street system. Show on site plans, if
Ider and any N/A	ntify public streets and highways serving the site or affected geographic area, describe proposed access to the existing street system. Show on site plans, if A – Non-Project Action The site or affected geographic area currently served by public transit? If
Is the not,	ntify public streets and highways serving the site or affected geographic area, describe proposed access to the existing street system. Show on site plans, if A – Non-Project Action The site or affected geographic area currently served by public transit? If what is the approximate distance to the nearest transit stop?
Is the not, N/A	ntify public streets and highways serving the site or affected geographic area, describe proposed access to the existing street system. Show on site plans, if A – Non-Project Action The site or affected geographic area currently served by public transit? If what is the approximate distance to the nearest transit stop? A – Non-Project Action

	generally describe (indicate whether public or private).
	N/A – Non-Project Action
	Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
	N/A – Non-Project Action
•	How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur and what percentage of the volume
	would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? N/A – Non-Project Action
Ţ. `	Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
	N/A – Non-Project Action
١.	Proposed measures to reduce or control transportation impacts, if any:
	N/A – Non-Project Action
<u>u</u>	blic Services
•	Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
	N/A – Non-Project Action
	Proposed measures to reduce or control direct impacts on public services, if any.
	N/A – Non-Project Action

16. Utilities

a.	Circle utilities currently available at the site: $N/A - Non-Project\ Action$
	electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system
	other:
b.	Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
	N/A – Non-Project Action

NON-PROJECT PROPOSALS (E.G., SUBURBAN PLANS AND ZONING CODE TEXT CHANGES) MUST COMPLETE THE FOLLOWING PAGES).

C. SUPPLEMENTAL SHEET FOR NON-PROJECT PROPOSALS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposals be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed action is to adopt new landscaping regulations that will require additional landscaping in many zoning districts in the City to implement Comprehensive Plan Goals 4.13 and 4.14 and policies 4.13.10, 4.13.11, 4.14.3. 4.14.4. 4.14.6, and 4.14.7 to increase tree canopy throughout the City. The additional trees will have the benefit of improving air quality, decreasing storm water run-off and reducing heat islands in parking lots, among other benefits. The new landscaping regulations also permit the use of bioretention facilities, in compliance with new low impact development regulations, to substitute for formal landscaping, which will also have a beneficial effect on storm water run-off. New development that takes place

under the new landscaping regulations will address air emissions, increase
to the discharge of water, toxic or hazardous substances and production of
noise.
Proposed measures to avoid or reduce such increases are:
N/A
How would the proposal be likely to affect plants, animals, fish, or marine life?
The proposed landscaping regulations continue the current requirement to
retain significant trees on development sites when the trees are not dead,
dying, diseased or a nuisance species. The retained trees may count towards required landscaping on the site. The proposed regulations will not affect animals, fish or marine life, except to the extent that retained
trees, or new tree canopy or bioretention facilities integrated into the
landscaping reduces storm water run-off, which in turn improves water quality in the City's river and streams (Green/Duwamish River, Gilliam,
Southgate and Riverton Creeks).
Proposed measures to protect or conserve plants, animals, fish, or marine life are:
materials for new and re-development. Any proposals for new or re-
development will address impacts on existing plants, animals, fish or
marine life.
How would the proposal be likely to deplete energy or natural resources?
The proposed revisions to the landscaping code will not affect energy or
natural resources except to the extent that additional tree canopy will
reduce heat islands and divert stormwater run-off.
N/A

How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitats, historic or cultural sites, wetlands, floodplains, or prime farmlands?
The proposed revisions to the landscaping code will not affect
environmentally sensitive areas; any site containing an environmentally
sensitive area is still subject to the City's sensitive area regulations, TMC
18.45and/or the City's shoreline regulations, TMC 18.44.
Proposed measures to protect such resources or to avoid or reduce impacts are:
N/A
How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
The proposed revisions to the landscaping code will affect new or re-
development in commercial, industrial, multi-family and non-residential
development in the single family district the City by revising, in some
zoning districts, the amount of front, side or rear landscaping and/or amount of parking lot landscaping required; allow the use of bioretention facilities to substitute for required landscaping; permit landscaping to be clustered in some zoning districts; establish violations and penalties. The proposed revisions to the landscaping code will not allow or encourage land or shoreline uses that are incompatible with existing plans.
Proposed measures to avoid or reduce shoreline and land use impacts are:
<u>N/A</u>
How would the proposal be likely to increase demands on transportation or public service ar utilities?
The proposed revisions to the landscaping code will not increase demand
on transportation or public services and utilities.
Proposed measures to reduce or respond to such demand(s) are:
N/A

	The proposed revisions to the landscape code will not conflict with other Tukwila ordinances or State or Federal requirements related to the protection of the environment.
D. SI	GNATURE
Under Checkl	the penalty of perjury the above answers under ESA Screening Checklist and State Environmental Policy Act ist are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to its decision.
Under Checkl make i	the penalty of perjury the above answers under ESA Screening Checklist and State Environmental Policy Act ist are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to

6. Identify, if possible, whether the proposal may conflict with Local, State, or Federal